111.0	0002	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	743,300 / 743,300
					USE VALUE:	743,300 / 743,300
					ASSESSED:	743,300 / 743,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		BERKELEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MULHERN CHRISTOPHER
Owner 2:	MCNAMARA MAUREEN A
Owner 3:	
Street 1:	21 BERKELEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KONTOS NICHOLAS J -
Owner 2:	SIMI NICOLE L -
Street 1:	21 BERKELEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,714 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1468 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5714.000	328,700	600	414,000	743,300
Total Card	0.131	328,700	600	414,000	743,300
Total Parcel	0.131	328,700	600	414,000	743,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 506.34 | /Parcel: 506.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 70620
GIS Ref:
GIS Ref:
Insp Date: 11/12/18

!8633!

PREVIOUS ASSESSMENT

Parcel ID: 111.0-0002-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	327,600	600	5,714.	414,000	742,200	742,200	Year End Roll	12/18/2019
2019	101	FV	274,900	600	5,714.	408,100	683,600	683,600	Year End Roll	1/3/2019
2018	101	FV	274,900	600	5,714.	313,500	589,000	589,000	Year End Roll	12/20/2017
2017	101	FV	274,900	600	5,714.	295,700	571,200	571,200	Year End Roll	1/3/2017
2016	101	FV	274,900	600	5,714.	272,100	547,600	547,600	Year End	1/4/2016
2015	101	FV	259,600	700	5,714.	254,300	514,600	514,600	Year End Roll	12/11/2014
2014	101	FV	259,600	700	5,714.	234,200	494,500	494,500	Year End Roll	12/16/2013
2013	101	FV	259,600	700	5,714.	234,200	494,500	494,500		12/13/2012

PRINT

Date	Time
12/10/20	23:11:05

LAST REV

Date	Time
09/05/19	15:10:19

apro

TAX DISTRICT:
PAT ACCT.: 8633

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KONTOS NICHOLAS	53312-239		7/31/2009		530,000	No	No		
BEITTEL DAVID F	35934-260		7/2/2002		471,900	No	No		
HARRIS GEORGIA	30663-109		9/15/1999		315,500	No	No		
MUSGROVE ALBERT	23690-201		9/16/1993		198,000	No	No		Y

USER DEFINED

Prior Id # 1:	70620
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2018	844	Inter Fi	64,730	C				
9/28/2010	2057	Temp Ten	650					
12/19/2006	1101	Re-Roof	5,495					
7/18/1995	411		12,000					REN KIT/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2019	Left Notice		
8/5/2019	Permit Visit	DGM	D Mann
11/12/2018	MEAS&NOTICE	HS	Hanne S
12/15/2008	Meas/Inspect	294	PATRIOT
2/3/2000	Meas/Inspect	197	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5714		Sq. Ft.	Site		0	70.	1.04	6									413,995						414,000	

Total AC/HA: 0.13118 | Total SF/SM: 5714 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 413,995 | Spl Credit | Total: 414,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.17273390
Adj $ / SQ:	197.899
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403788
Depreciation:	75105
Depreciated Total:	328683

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 3		Baths: 1					HB 1		

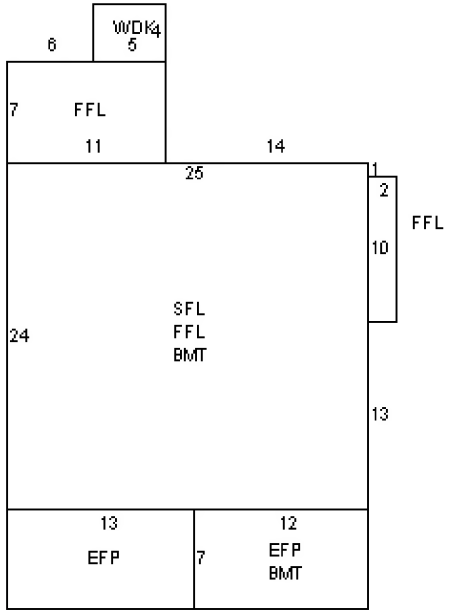
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	697	197.900	137,935
BMT	Basement	684	69.020	47,208
SFL	Second Floor	600	197.900	118,739
EFP	Enclos Porch	175	50.170	8,780
WDK	Deck	20	18.760	375

Net Sketched Area:	2,176			Total:	313,037
Size Ad	1297	Gross Are	2176	FinArea	1468

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	197.90
Special Features:	0	Val/Su Net:	151.06
Final Total:	328700	Val/Su SzAd	253.43

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 111.0-0002-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X14	A	AV	2000	4.69	T	15.2	101			600			600

More: N	Total Yard Items:	600	Total Special Featues:		Total: 600